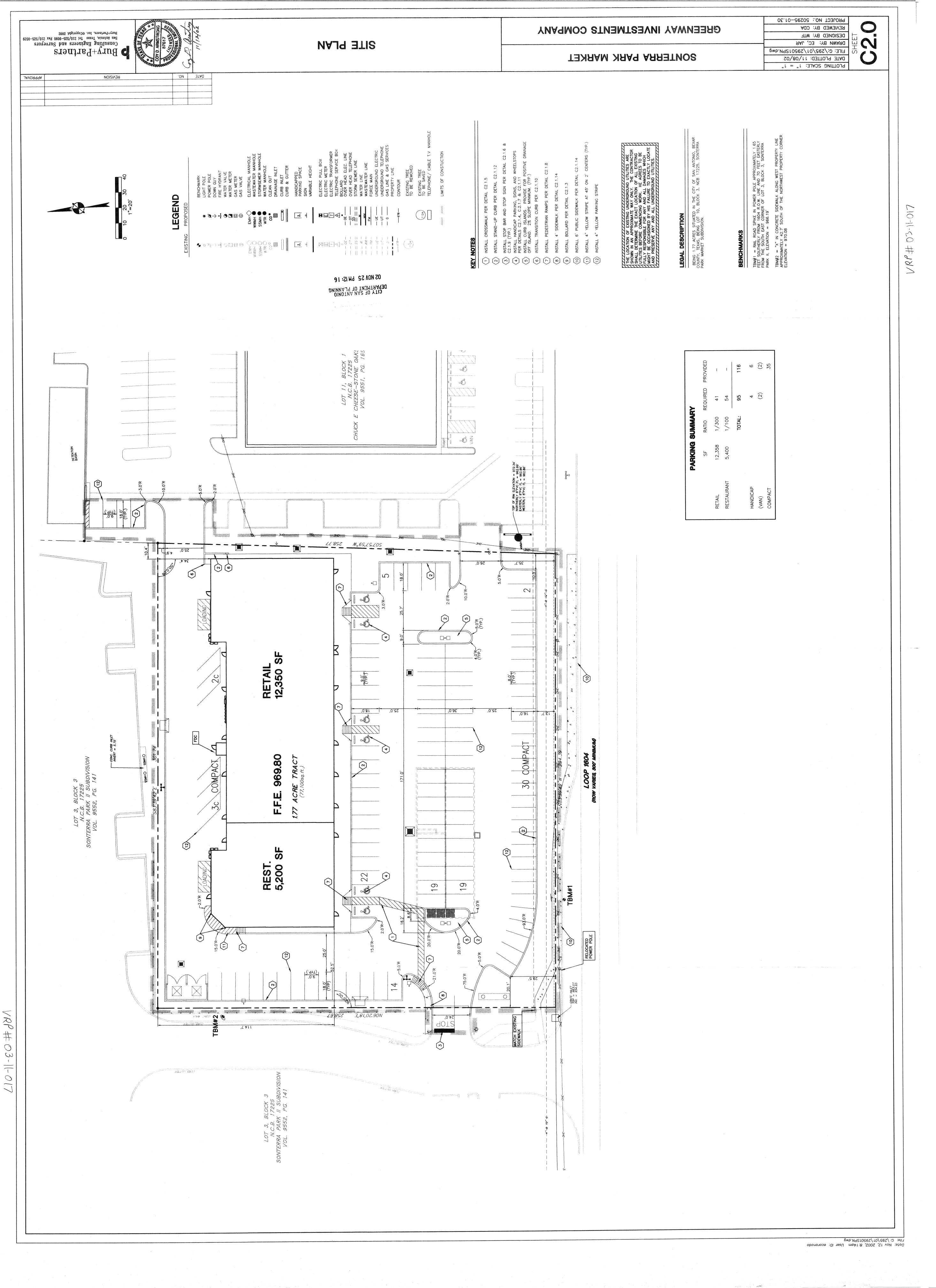


VRP# 03-11-017



STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: GREENWAY-281 L.P. 2808 FAIRMOUNT STREET, STE. 100 DALLAS, TX. 75201

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD PETTY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _____, 2002.

NOTARY PUBLIC. BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

COY D. ARMSTRONG, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NUMBER 87617

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY - THIS DOCUMENT SHALL

NOT BE RECORDED

JAMES W. RUSSELL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4230

TXDOT NOTES:

- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER / DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAYS FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS NOT ELIGIBLE FOR ACCESS TO LOOP 1604.
- 4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

GENERAL NOTES:

- 1) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
- 2) COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.
- 3) STREETSCAPE TREE REQUIREMENTS WILL BE ADDRESSED AT BUILDING PERMIT APPLICATION.

UTILITY NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING. CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, ERECTING POLES, OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

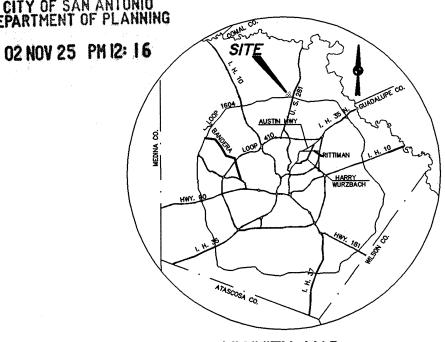
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE.

LINE TABLE				
LINE	LENGTH	BEARING		
L1	26.32	S83'39'42"E		
L2	42.14	S79'34'45"E		
L3	115.56	S83'39'42"E		
L4	38.05	N06'30'24"E		
L5	92.14	S83'39'42"E		
L6	42.14	S79'34'45"E		
L7	26.18	S83'39'42"E		
L8	50.00	N06*16'39"E		
L9	108.00	N83'43'21"W		
L10	50.00	S0616'39"W		
L11	108.00	S83*43'21"E		
L12	53.04	S83 '43'21 "E		

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BRNG	
C1	73'50'57"	25.00'	32.22'	30.04'	N46°44'13"W	

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING



PLAT NO. 020419

VICINITY MAP N.T.S. SAN ANTONIO, TEXAS

LEGEND TxDOT RIGHT-OF-WAY 1/2" IRON ROD FOUND (UNLESS NOTED) TXDOT MONUMENT FOUND 1/2" IRON ROD SET 1010 --- PROPOSED CONTOUR -1010 EXISTING CONTOUR

SUBDIVISION VOL. 9552, PG. 141 X=2135531Y=13769955ACCESS EASEMENT S83'39'42"E (VOL. 9083, PG. 1744) - 28' ELECTRIC ESM'T 301.74 (VOL. 9206, PG. 2396) (VOL. 9609, PG. 2353) LOT 3. BLOCK 3 28' GAS & TELEPHONE ESM'T N.C.B. 17225 LOT 10. BLOCK 3 SONTERRA PARK II N.C.B. 17225 SUBDIVISION ÉLECTRIC ESM'T 1.770 ACRE (VOL. 9609, PG. 2353) VOL. 9552, PG. 141 - ACCESS/ EASEMENT (77,100 SQ. FT.) ___16' ELECTRIC ESM'T (VOL. 9206, PG. 2396) (VOL. 9083, PG. 1744) __50'x108' PRIVATE LOT 11, BLOCK 1 — 25' BÜILDING SETBACK LINE ✓ N.C.B. 17225 CHUCK E CHEESE-16' SANITARY SEWER & POLLUTION ABATEMENT STONE OAKS COMMONS VOL. 9551, PG. 165 √(VOL. 9537, PG. 24) 14' WATER, ELECT., GAS, TELE., & CATV ESM'T (VOL.-7249, PG. 49) VARIABLE WIDTH NGRESS/EGRESS ESM'T (VOL. 9551, PG. 165) X = 213553110' DRAINAGE Y=13769955 -16' WATER ESM'T TO U.S. 281 14' ELEC., GAS, TELE., (VOL. 9537, PG. 24) (VOL. 7249, PG. 49) (ROW VARIES, 300' MINIMIM) & CATV ESM'T 1' NON ACCESS ESM'T-1"=100'

LOT 3, BLOCK 3

N.C.B. 17225

SONTERRA PARK II

SUBDIVISION PLAT ESTABLISHING

SONTERRA PARK MARKET

BEING 1.770 ACRE TRACT OUT OF A 42.757 ACRE TRACT AS RECORDED IN VOLUME 6297, PAGE 984-989 IN THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SONTERRA PARK MARKET SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DATED THIS______DAY OF______A.D., ___

DIRECTOR OF DEVELOPMENT SERVICES

E.R.Z. NOTES:

- 1) THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.
- 2) NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER RECHARGE ZONE AND PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

SAWS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR WATER DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "WATER EASEMENT" FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING. INSPECTING AND METER READING, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT LAND AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

STATE 0	FT	EXAS
COUNTY	OF	BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY	
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF	
A.D AT M. AND DULY RECORDED THEDAY OF	
A.DATM. IN THE RECORDS OF	
OF SAID COUNTY, IN VOLUMEON PAGE	
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE	YAC
OFA.D	
COUNTY OF EDV. DEVAD COUNTY TEVAS	

COUNTY CLERK, BEXAR COUNTY, TEXAS

VRP#03-11-017 Bury+Partners Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529 ©Copyright 2001 Bury+Partners, Inc. SHEET 1 OF 1

REVIEW

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City of San Antonio New

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 NOV 25 PM 12: 16

Vested Rights PermitAPPLICATION

Pe	ermit File: #\log_\to \log_\to \log_\to \log \log \log \log \to \log \log \log \to \log \log \log \to \log \log \to \log \log \to \log \log \to \lo
1.	All applicable information on application must be legibly printed or typed for processing. <u>If application is completed on behalf of the property owner please attach power of attorney or letter of agent.</u>
2.	Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formerly POADP), P.U.D. plan, plat application, approved plat, building permit).
	Note: All Applications must have a Site Map showing the Area Boundary (Attached).
_	Owner/ Agent: Todd Petty, V.P. of Greenway-1604/281, Inc.
2.	Address: 2808 Fairmount, Ste. 100, Dallas, TX Zip: 75201 Telephone #: (214) 880-9009
	Zip: <u>75201</u> Telephone #: <u>(214) 880-9009</u> Site location or address: <u>1321 North F.M. 1604 East</u>
	Council District 9 ETJ No Over Edward's Aquifer Recharge (X) yes () no
the for	tepted <u>prior to September 1, 1997</u> are subject to permit right conditions within 18 months from the effective date of development rights ordinance (9/25/97) and projects submitted <u>after September 1, 1997</u> are subject to 18 months the POADP acceptance date. Metropolitan Business Park POADP# 173, DRP# 229
Da	te accepted: May 6, 1985 Expiration Date: Sept. 1, 2007 MDP Size: 1.77 acres
	P.U.D. PLAN me:#
Da	te accepted:
• Pla	Plat Application at Name: <u>Sonterra Park Market</u> Plat # <u>020419</u> Acreage: <u>1.77</u>
Da	te submitted: Aug. 20, 2002 Expiration Date: Feb. 20, 2004
	ote: Plat must be approved within 18 months of application submittal date).

Approved Plat			•
Plat Name:	Plat #	Acreage:	Approval
Date: Plat recording Date:	Expiration Da	nte:Vol./P	'g
(Note: If plat is not recorded within 3 year	rs of plat approval pern	ait rights will expire	2).
• Others Type of Permit:DRP #229 Date issued:	May 6, 1985 Expiration	n Date: Sep. 1, 2007	7
Acreage:	F		
(Note: Two maps of the area must be prov	vided)		
NOTE: Filing a knowingly false statement under §37.02 and §37.10 of the Texas Pe in jail and fine of up to \$10,000.			
I hereby certify that all information this Ap that it is my belief the property owner is er	ntitled to Vested Rights	on the listed location	n.
Print name: Todd Perry	Signature:	Reference	Date:Date:
Sworn to and subscribed before me by on twitness by hand and seal of office.	his 4th day of 1	Jovembar 02	ے, to certify which
Notary Public, State of Texas, My Compa	MELISSA HERI Notary Public, Stat My Commission 07-10-20	VANDEZ e-of Texas Expires	
Ci	ty of San Antonio use		
o Approved	O	Disapprove	ed
Review By:	Dar	te:	
Assistant City Attorney			

August 17, 2001

Bobby Torres

City of San Antonio Development Permit Application

CITY OF SAN ANTONIO

Permit File :	# 22		RECEIVED	02 NOV 25 PH 12
4B W 14	maigned by city staff		10 ani i mi e.	UZ NUV 25 PH IS
All applicable info	migned by clysteff Primation on application must roperty owner, please estable	be legibly printed (St jilk - Ph 3: Typed for processing	If emplication to comple
on behalf of the p.	roperty owner, please attach p	power of attorney or	letter of seemt.	ro v sv ebbocknon in collibit
1. Owner/Suen	2 2	•	LAND DEVELOPME	የ <u>ሆ</u> ልተ
Owner/Agent Address		n Engineers	PERATURES DIVISIONE	ny N
3. Zip:		40 M 50 V		
4. Site location o	78216	Telephone #	375-9000	•
5. Council Distri	raddress Northwest Co	erner of Loop !	604 and Gamma	Rd.
a. Contrib DRC	et 4 ETJ N	14	Over Edward's Aquif	er Recharge (v) yes () no
Please complete su application, appro	bject of application and attac ved plat, building permit or e	th 2 sets of all applications of developm	cable documents (ie ti vent infrastructure cos	ils application, POADP, p
POADP's a	ccepted <i>prior to September 1</i> , f the development rights ordin	1007 are subject i	o manufé -l-Le 1'	***
the effective date o	the development sinks and	2777 ALE BUDJECLE	o herant tight couque	ons within 18 months from
subject to 18 mont	f the development rights ordings of the POADP acceptance is	nance (9/23/97) and	projects submitted at	<u>ter September 1, 1997</u> are
izame F	<u>letropolitan Business</u>	3205 David at 1772		
TABLE ACCEDIES:	May 6 1985	<u>'#= </u>		
POADP Size	53. 6 acres (if applicable	= sypuración D	alti	
application.)		4 mar hvers arbidseus	nuk e ル at LOVDI, su	es on the backside of this
Infrastructure cost	incurred \$	Note: for BA + DD:-	~1000~~ · · ·	d must be at least \$500,00
and for areas >1000	ac. expenditures must be at l		~1000AC, COST INCUTTE	d must be at least \$500,00
% of area plat appr	oved/disapproved	ant 91,000,000).		
Plat Name: Date submitted:	approved within 18 months of	# Expiration Date: application submit	tal date).	
Approved Pl	at			
		#A	pproval Date:	Plat Recording
Note: If plat is not o	piration Date:			·
14 brac 13 1101 1	ecorded within 3 years of plat	approval permit ri	ghts will expire).	
1-21-1- D	1			
ounding Peri	mit Site Plan		<u> </u>	
Lat #	Site Addre	PCQ*		
ate permit issued:				
lote: Permits rights	will expire if construction is n	int started within K	months of i	
ertify that the above	information and the attached on of all financial releted doc	d daeumasts values.	na dan dibita annu 17 at	
thorize the verificati	on of all financial related doc certified public accountant ca	a documents Léiseil	e co cos application a	re true and correct and i
nancial institute or	certifled public accountant ce		ueu, n appueable, are	tetters or affidavit from
1	- p www.sensectite 445			
VVU5/	Tucket Or	1.	^	لصمد
MANIN	MULTINE	Will	na t	HPPONE
licant's Signature		n#a	<i>11</i> 2 '	10
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			1.50	7-10

03-11-017

ApprovedPlat Name:	Plat	Plat#	Acreage:	Approval
	Plat recording Date:			
(Note: If plat	is not recorded within 3 years	of plat approval perm	nit rights will expire	· 9).
OthersType of Perm	it: <u>DRP #229</u> Date issued: <u>Ma</u>	y 6, 1985 Expiration	ı Date: Sep. 1, 2007	
Acreage:	<u> </u>			
(Note: Two m	aps of the area must be provid	ed)		
under §37.02 in jail and fine	a knowingly false statement of and §37.10 of the Texas Penale of up to \$10,000.	l Code, punishable a	s a state jail felony	by up to two years
	y that all information this Application the property owner is entited.			
Print name:	Todd Perry	_Signature:	All	_Date: 11/04/02
Sworn to and s	subscribed before me by on this ad and seal of office.	day of	Vovembar 02	ن to certify which
Notary Public,	State of Texas, My Commission	MELISSA HER Notary Public, Sta My Commission 07-10-20	NANDEZ te-of Texas Expires	
	City	of San Antonio use		
a t	Approved AS OCT	UPON AMENDED POR OF #	Disapprove	-
Review By	Assistant City Attorney		te: Oec 2, 200; Neither evelopment Right	
August 17, 2001			NOT	5 Permit 422
			DADP #173	
		a we	re included will	1 + 15



Bury+Partners-SA, Inc. 10000 San Pedro Ave., Ste. 100 San Antonio, Texas 78216 (210) 525-9090 - Telephone (210) 525-0529 - Fax

Letter of Transmittal

То:	Planni	ng Department		Project No.:	295-01.21	
Company:	City of	San Antonio – Planning	:	Date:	11/25/02	
Address:	114 W	. Commerce, Municipal l	Plaza Bldg., 3 rd Floo	or cc:		
	San Ar	ntonio, Texas 78283				
Re:	Sonten	ra Park Market				
⊠ De	elivery	□ Overnight	□ Pick-Up	□ Co	ourier	□ U.S. Mail
Qua	ntity	Description of Item(s)			100000000000000000000000000000000000000	
2	2	Vested Rights Permit				·
2	2	Approved Development Rig	ihts Pennit			
2	2	Approved PUDAP	138 134 134 137			2 39
2	2	Site Map				\$ \$\$
. 2	2	Plat	A secretary			9 5 8
					···	~ ? ≥ 2
~Notes~						
Please co.	ntact our	office at 210/525-9090 if yo	ou have any questions.	Thank you.		
Pi	repared B	y: Bill Fey, E.I.T. & 9	B			

(612)CHECK DATE: 11/04/02 Invoice No. Inv. Date CHECK NO.: 001669 Description Amount Discount PERMIT APP Voucher No. Net Amount 11/04/02 160.00 0.00 PERMIT APPLICATION 7271-0000 Amount: 160.00 160.00 TOTAL 160.00 0.00 160.00

(612)

Greenway - 281 Partners, L.P. 2808 Fairmount Street Suite 100 Dallas, TX 75201 1880-057656 Comerica Bank Dallas, TX

111000753

Johnson of

001669

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PAY TO THE ORDER OF

City of San Antonio

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND, ULTRAVIOLET FIBERS IN PAPER, AND WATERMARK ON BACK

""OD1669" #111000753# "1880057656#